

CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE
MINUTES– December 16, 2020

CPC ITEMS:

1. **Consideration:** Minutes from November 18, 2020 DAC Meeting
2. **Reconsideration: Zoning Docket 089/20** – Request by City of New Orleans for a conditional use to permit an amendment to previously approved conditional use plans (ZD046-19) for brewery and bar with live entertainment (secondary use) in an C-1 General Commercial District on a site in an EC Enhancement Corridor Design Overlay District. (SL)

The planner and applicant summarized the request. The Department of Parks and Parkways inquired about the type of bamboo used on the site, and requested that the applicant have the Department of Parks and Parkways sign on their landscape plan prior to final approval. The Department of **Parks and Parkways** made a motion to **approve** the request, which was **seconded** by **Capital Projects** and adopted.

3. **Consideration: Design Review Docket DR174/20** – Request by the City Of New Orleans to permit a renovation of an existing 20,000 square foot public facility into a New Orleans Fire Department Headquarters with over 100 ft. frontage in GC Greenway Corridor Design Overlay District. (JAC)

The planner introduced the request. The applicant summarized the request by noting the existing training academy would be reutilized as the NOFD Headquarters. They detailed that the change of risk rating to category 4 wind resistance, that they would remove the bottom 2 feet of existing stucco wall and replacing with neutral charcoal panel system, and that it's a 2 phase project with the first phase focusing on infrastructure & renovation and the second phase about the construction & completion. They also provided clarification that the mechanical yard is where 3 trees are shown.

The Department of Parks and Parkways (PPW) representative asked about their stormwater plan? The applicant replied they have been in conversation with Randall Gaither in Safety & Permits and that they would be reducing their vehicular parking and returning much more of the property to green space. PPW also noted that a tree protection plan is required covering the whole site. The Historic District Landmarks Commission representative inquired about the matching schema, to which the applicant replied the windows are meant to match but would not be full-down to the ground, as they're trying to protect water percolation. The City Planning Commission representative commended the design of the project.

The **Historic District Landmarks Commission** made a motion to **approve** the request, which was **seconded** by **Capital Projects**. PPW asked to amend to condition the need for a landscape plan with a tree protection plan. The amendment was accepted and the motion was adopted unanimously.

4. **Consideration: Design Review Docket DR178/20** – Request by the City of New Orleans to permit site improvements within an OS-N Neighborhood Open Space District at Alma Peters Playground. This requires DAC review because it is a public project.

The applicant summarized the request. The Department of Parks and Parkways (PPW) asked if they could have a lighter sail color, as a lighter color would be better for reflectivity? The applicant replied they would try to match an existing color. PPW also noted that the proposed pervious surface appears to be very close to existing trees and therefore, a tree protection plan is required. They also inquired if all the entrances would be accessible? The applicant responded that they had accessible ramps along Eleanor and thus all four corners of the site would be accessible. The City Planning Commission encouraged the applicant to embrace vibrant colors and that it is an exciting project for residents to know their public spaces are being taken care of/improved.

The Department of **Parks and Parkways** made a motion to **approve** the request, which was **seconded** by **Capital Projects** and adopted unanimously.

5. **Consideration: Design Review Docket DR179/20** – Request by the City of New Orleans to permit the construction two new shelters in a OS-R Regional Open Space District.

The applicant summarized the request of the restrooms and shelters, and that tree protection is part of the landscaping plans in coordination with Department of Parks and Parkways (PPW). The Department of Public Works representative pondered if the path needed a curb and cited it only as necessary if the path is 6 inches or below ground level; the applicant noted the graded would be slightly above for stormwater management and that curbs weren't necessary.

The Department of **Parks and Parkways** made a motion to **approve** the request, which was **seconded** by **Capital Projects** and adopted unanimously.

6. **Consideration: Design Review Docket DR181/20** – Request by Loyola University of New Orleans to permit the construction of a new 7,600 square foot chapel on the Loyola University campus in a EC Educational Campus District on a site within a Character Preservation Corridor Design Overlay District. (JF)

Staff described the project review, which is needed because the project is different than as proposed in the institutional master plan. The proposed chapel can be viewed from the right-of-way, necessitating its review as a building in an CPC Character Preservation Design Overlay District. Conner Bryan of Trahan Architects was present to speak for the application. He described the project plan for the chapel, which will be able to be viewed from Calhoun Street. The project will involve limited demolition, just removing existing concrete sidewalks. The trees on site will be preserved and landscaping will be added.

The Department of Public Works representative asked about the replacement of the diagonal walk, asking if there could be a connection preserved on that same axis. The applicant described that the pathways shown were designed to encourage similar types of circulation without disrupting a memorial for a deceased student on the Southeast corner. The project team described that they felt it appropriate to limit the scope of the pathway to keep that part private. There will also be planter all the way across the edge so people will not want to cross through the memorial.

The representative from **HDLC** made a motion to **approve** the project, which was **seconded** by the representative from **Parks and Parkways**. The motion was **unanimously approved**.

7. **Consideration: Design Review Docket DR182/20** – **WITHDRAWN**
8. **Consideration: Design Review Docket DR183/20** – Request by the City of New Orleans to permit the construction of a new play structure in an OS-R Regional Open Space District. This

requires DAC review because it is a public project.

The applicant summarized the request. The Department of Parks and Parkways (PPW) asked if the colors as proposed were final, as they were not uniform colors, including the shade sails? The applicant confirmed the colors are proposed and not final.

The Department of **Parks and Parkways** made a motion to **approve** the request, subject to color revisions, which was **seconded** by **City Planning** and adopted unanimously.

9. **Consideration: Design Review Docket DR184/20** – Request by Andrew Associates, LLC to permit a mixed-use development with ground floor commercial space that is over 40,000 square feet in area and within a HU-MU Historic Urban Neighborhood Mixed-Use District on a site in an CPC Character Preservation Corridor Design Overlay District and an St. Charles Avenue Use Restriction Overlay District. (JAC)

The planner introduced the request. The applicant summarized the request by noting height of previous structures that have existed on the site and the efficacy of their proposed site design.

The Department of Parks and Parkways (PPW) clarified that since it was in an HDLC full control district, the Committee was not to discuss design, which HDLC confirmed. PPW further added that they will need to review their street tree strategy. The representative from the Department of Public Works noted that their curb cuts and bus stop siting will need to be revised as well. The City Planning Commission representative noted that this site is optimal for the proposed level of density and commended the initial design presentation while deferring to HDLC on design but did critique the site design for having so much of the ground-level devoted to vehicular parking, conceding need to meet the parking requirements is a challenge, and that a multi-family proposal at this location that doesn't have affordable housing is not a successful project.

Parks and Parkways made a motion to **defer** the request, subject to site plan and public rights-of-way revisions, which was **seconded** by **HDLC**, and was adopted unanimously.

10. **Consideration: Design Review Docket DR185/20** – Request by the City of New Orleans to permit site improvements in an OS-N Neighborhood Open Space District. This requires DAC review because it is a public project.

The applicant summarized the request. The Department of Parks and Parkways (PPW) to see a tree protection plan, including tree canopy protection details. They followed-up that the color palette is good!

The Department of **Parks and Parkways** made a motion to **approve** the request, which was **seconded** by **Capital Projects** and adopted unanimously.

11. **Consideration: Design Review Docket DR186/20** – Request by the City of New Orleans to permit new construction of a community center in an OS-N Neighborhood Open Space District on a site with over 100 feet of frontage on Lake Forest Boulevard within a CT Corridor Transformation Design Overlay District. (AN)

Staff explained the project describing that the property will be used as a community center and noted a few small deficiencies in the plans including a lack of off-street bicycle parking, additional info on the parking area and curb cuts, and a need for an exterior

lighting plan.

The representative from Capital Projects Administration expressed concern over the lack of windows on the site and the transparency into the outdoor spaces from inside the building. Parks and Parkways requested more variety of tree types so there isn't one species of tree on site. CPA also requested that any plans for fencing be shown in the next rendering. City Planning Commission recommended re-designing the parking areas to be more pedestrian friendly and including cross-walks within the parking area to enhance safety.

The representative from **CPA** made a motion to **defer** the item until plans with new windows and additional site deficiencies are addressed. The motion was **seconded** by **DPW** and passed unanimously.

12. **Consideration: Design Review Docket DR187/20** – Request by the City of New Orleans to permit site improvements at Peace Playspot, Boe Playspot and Sampson Playground that are located in an S-RS Suburban Single-Family Residential District, OS-N Neighborhood Open Space District, OS-N Neighborhood Open Space District respectively. These require DAC review because they are public projects.

Peace Playspot

The applicant summarized the request. The City Planning Commission representative asked if there was contemplation of better designed fences as chain-link fences are fairly oppressive and disparaging? They made the excuse that it was a budgetary constraints and if they could, they would. The Department of Parks and Parkways (PPW) advised the applicant to correct the park names on the proposed signs.

Boe Playspot

The applicant summarized the request. The Department of Parks and Parkways (PPW) cautioned that the applicant needs to be mindful of the mowing and critical root zones and that they should perhaps check with NORD (New Orleans Recreation Development Commission).

Sampson Playground

The applicant summarized the request. The Department of Parks and Parkways (PPW) warned that the oak trees are currently pushing on the utility lines and that the condition needs to be checked.

The Department of **Parks and Parkways** made a motion to **approve** the request, subject to the Boe Playspot revisions, which was **seconded** by **Capital Projects** and adopted unanimously.

13. Adoption of 2021 DAC schedule.

The Department of Parks and Parkways (PPW) pointed out January 18th and July 5th are holidays, and thus the schedule would need to be amended.

HDLC made a motion to **approve** the request, subject to the above revisions, which was **seconded** by **Capital Projects** and adopted unanimously.